WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tim Liddle	Tim Liddle	Parcel ID:
9266 Wardley Park Ln.	9266 Wardley Park Ln.	12001001800
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Judith Ann Gillihan, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tim Liddle , married

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 309 on the Plan of Glengarry Park, Section Three, as of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 309 fronts 46.6 feet on the northerly side of Winthorne Court and extends back 207.4 feet on the easterly line and 165 feet on the westerly line to a dead line in the rear on which it measures 223.8 feet.

BEING the same property conveyed to Judith Ann Gillihan by Quitclaim Deed from David E. Gillihan, of record in Instrument 20020916-0112451, dated September 12, 2002, Register's Office for said County

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 349; Book 2796, Page 604; Book 2960, Page 5; and Book 2743, Page 1231, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 25, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 802 Winthorne Court, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of September, 2015.

Judith Ann Gillihan

Judith Ann Gillihan

BILL GARRETT, Davidson County
Trans:T20150080025 DEEDWARR
Recvd: 09/21/15 10:25 2 pgs
Fees:13.00 Taxes:222.00
20150921-0095548

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Ann Gillihan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2015.

My Commission Expires: 3/19/19

Notary Public

